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# Alice Dene, Swanley Village

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For over 22 years, Alice Dene has been a much-loved family home, rich with laughter, memories, and a warmth that is felt from the moment you arrive. Stepping into the impressive reception hall, there is an immediate sense of care, character, and understated elegance that runs throughout this exceptional Georgian home.

One of Alice Dene's most charming and unusual features is its "back-to-front" design, the true glory of the house is reserved exclusively for family and invited guests. The principal living spaces are positioned to enjoy the privacy and beauty of the rear gardens, creating a peaceful, secluded atmosphere where daily life and entertaining unfold away from passing eyes – a thoughtful and increasingly rare arrangement in village homes of this calibre.

The ground floor offers a series of generous and versatile reception rooms, each with its own distinct character. A cosy snug provides the perfect retreat for quiet moments, while the main sitting room, with French doors opening directly onto the garden, creates a wonderful connection between indoor and outdoor living. A formal dining room, adorned with elegant period detailing, has hosted decades of family celebrations and memorable gatherings. The kitchen and utility areas combine timeless style with modern practicality, featuring granite work surfaces, high-quality integrated appliances, and a well-considered layout ideal for both everyday family life and entertaining.

Upstairs, the principal suite forms a tranquil sanctuary, complete with a luxurious ensuite bathroom incorporating a bath, separate shower, bidet, and double basins. The remaining bedrooms have been thoughtfully arranged to adapt to the family's evolving needs, with several benefitting from ensuite facilities. A first-floor kitchenette provides further flexibility, easily converted into a seventh bedroom or retained as a practical additional living space. Every room reflects years of careful stewardship, from quiet weekday mornings to lively festive occasions.

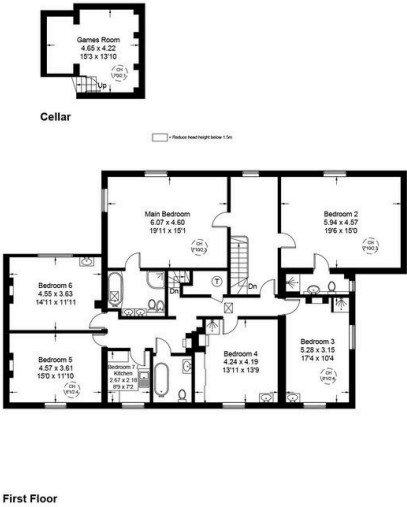
The rear garden is a particular highlight – a private haven that has been lovingly landscaped and maintained. Sweeping lawns are framed by mature planting, while multiple patio and decking areas.



- Six/seven bedrooms, including principal with large ensuite
- Five reception rooms, including drawing room/snug and sitting/dining rooms
- Kitchen/breakfast room with adjoining utility, granite worktops, high-end
- Three bathrooms plus two cloakrooms
- Cellar/games room & Conservatory currently used as a gym
- Beautifully landscaped gardens with patio, decking, greenhouse, rose garden, and raised flower beds

**Beechenlea Lane**

Approximate Gross Internal Area = 401.1 sq m / 4317 sq ft  
Cellar = 17.7 sq m / 190 sq ft  
Garage = 38.0 sq m / 409 sq ft  
Green House & Shed = 24.6 sq m / 265 sq ft  
Total = 481.4 sq m / 5181 sq ft  
Including Limited Use Area (3.6 sq m / 39 sq ft)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		